

From: emmanuel@twobinscapital.com
Sent: Monday, January 8, 2024 6:21 PM
To: Michael Sklar
Subject: Fwd: 95 madison offer
Attachments: Offer from Sunlight_1.8 (1).pdf; Sunlight Dev_Resume_12.11_2024.pdf

See below and attached. Please call when free to discuss.

Sent from my iPhone

Begin forwarded message:

From: Linzhong Zhuo <lin@sunlightgroupny.com>
Date: January 8, 2024 at 6:15:37 PM EST
To: emmanuel@twobinscapital.com, Jimmy Chou <lgcenterprise@gmail.com>
Subject: 95 madison offer

Hi Emanuel,

Please see the attached for 95 madison offer and our resume.

thanks,
Lin

Exhibit
BX - 64



135-25 Northern Blvd 2FL, Flushing, New York 11354

Tel: 718-439-6600 Fax: 718-439-6688

Web: <http://www.sunlightgroupny.com> Email: info@sunlightgroupny.com

Offer

Offer Content:

Address: 95 Madison Ave, New York, NY 10016

Buyer name: Sunlight Development LLC / New LLC to form

Block 858, Lot 58

Lot size: 9,875 SF

Purchase price: \$58 million

Seller Name: Michael Sklar / NINETY-FIVE MADISON COMPANY, L.P.

Financing info: \$35 million, 2-year term @ 5% interest rate

Due Diligence: 45 days

Down Payment Deposit: 5%

Closing date: 60 days after Due Diligence

Delivery Conditions:

Deliver vacant land; No environmental issue; Subject to local law 11; Subject to landmark compliance; Subject to clean title; Real estate tax deduction appeal

Buyer Attorney Info:

Jay Lau, Esq.

Christodoulou & Lau, P.C.

40 Cutter Mill Road, Suite 504, Great Neck, NY 11021

Tel: 516-829-9770

Fax: 516-829-9788

E-mail: jlau@laupc.com

Owner Name: Sunlight Development LLC

Signature By: 

Date: 1/8/2024

Sunlight Development

Phone:718-439-6600 | Fax:718-439-6688 | linzhuo123@gmail.com

201 46th FL1, Brooklyn, New York, 11220

Profile

Sunlight Development offers a full spectrum of construction services ranging from construction management, general contract to consulting services. Our competency and competitiveness have applied to inclusively various construction sites. Numerous projects we have built in the past include high-end multi-family residences, high-end condominiums, and superior commercial properties.

Professional Services

- Site evaluation
- Engineering evaluation
- Site plan development
- Cost control plan
- Construction work
- Construction management

Current and Past Construction Projects:

Completed:

136-20 Booth Memorial Ave, Queens, NY (complete 2019), \$24 million, 24-family + commercial building

Owned & Sold

201 46th St, Brooklyn, NY (complete 2016) \$18 million, 50,000-SF commercial building

Owned & Managed

5011 Queens Blvd, Queens, NY (complete 2021) \$35 million, 75-unit rental building

Owned & Managed

146-17 Northern Blvd, Brooklyn NY (complete 2021) \$20 million, 35-unit condo & commercial building

GC

38-42 11th St, Queens, NY (complete 2019) \$30 million, 150-room hotel

GC

97-21 64th Road, Queens, NY 11374 (complete 2020) \$40 million, 80,000-SF mixed-use building

Owned & Managed

136-18 Maple Ave, Queens, NY (complete 2022) \$100 million, 20-story mixed-use building

Owned & Managed

113 Columbia Heights, Brooklyn, NY (complete 2022) \$14 million, 5-unit condo building

Owned & Sold

323 East 79 th St, New York, NY (under construction), \$63 million, 17-story condo building	GC
134-16 35 th Ave, Queens, NY (under construction) \$56 million, 69-unit condo building	Owned & Sold
415 Degraw St, Brooklyn, NY (under construction), \$20 million, 6-unit condo building	Owned & Sold
36 Remsen St, Brooklyn, NY (under construction), \$11 million, 5-unit condo building	Owned & Sold

Under Construction:

138-18 Northern Blvd, Queens, NY (under construction) \$140 million, 127-unit mixed-use building

30-55 Vernon Blvd, Queens, NY (under construction) \$100 million, 119-unit mixed-use building

21-11 31st Ave, Queens, NY (under construction), \$17 million, mid-rise mixed-use building

More than 500,000 SF is under construction currently...



Few Project References:

Location: 136-18 Maple Ave, Queens, NY

Status: Complete

Building Type: \$100 million, 20-story mixed-use building







Location: 5011 Queens Boulevard, New York, NY

Status: Complete

Building Type: 9-story mixed-use building



Location: 97-29 64 Road, New York, NY

Status: Complete

Building Type: 9-story mixed-use building





Location: 134-15 35th St, New York, NY

Status: Complete

Building Type: 12-story mixed-use building







Location: 323 East 79th St, New York, NY

Status: Complete

Building Type: 17-story condo building







Location: 3055 Vernon Boulevard, New York, NY

Status: Under construction

Building Type: 9-story mixed-use building





From: emanuel@twobinscapital.com
Sent: Tuesday, January 9, 2024 2:17 PM
To: Michael Sklar
Subject: Re: 95 madison offer

When are you free to talk?

Sent from my iPhone

On Jan 9, 2024, at 2:08 PM, Michael Sklar <msklar@ninetyfivemadison.com> wrote:

1. Something moved quickly , we have someone we will be signing LOI with today . When I sign, I have exclusionary period and will not be able to discuss. Things do not always work out but :
2. Property will be as is – Environmental , Landmark
3. Deliver no tenants or letter to terminate
4. There is enough information to due diligence. Closing 60 days after PSA. Time of essence. No retrading .

Michael Sklar
Sole Member
Michael Sklar Management LLC
as a General Partner of Ninety-Five Madison Company, L.P.
Ninety-Five Madison Company, L.P.

917.270.6083 (c) | Msklar@ninetyfivemadison.com <<mailto:Msklar@ninetyfivemadison.com>>
P A little green reminder: Please consider the environment before printing this email

From: emanuel@twobinscapital.com <emanuel@twobinscapital.com>
Sent: Monday, January 8, 2024 6:21 PM
To: Michael Sklar <msklar@ninetyfivemadison.com>
Subject: Fwd: 95 madison offer

See below and attached. Please call when free to discuss.

Sent from my iPhone

Begin forwarded message:

From: Linzhong Zhuo <lin@sunlightgroupny.com>
Date: January 8, 2024 at 6:15:37 PM EST
To: emanuel@twobinscapital.com, Jimmy Chou <jgcenterprise@gmail.com>
Subject: 95 madison offer

Hi Emanuel,

**Exhibit
BX - 65**

Please see the attached for 95 madison offer and our resume.

thanks,

Lin

<Offer from Sunlight_1.8 (1).pdf>

<Sunlight Dev_Resume_12.11_2024.pdf>

From: [Michael Sklar](#)
To: woody.heller@outlook.com; [Michael Lefkowitz](#)
Cc: [Andrew K. Glenn](#); [Sharan Sklar](#)
Subject: LOI CNY Signed MSL SJS 010924
Date: Tuesday, January 9, 2024 5:55:57 PM
Attachments: [LOI CNY Signed MLS SJS 010924.pdf](#)

Woody / Michael:

Attached is signed LOI for CNY .

Michael Sklar

Sole Member

Michael Sklar Management LLC

as a General Partner of Ninety-Five Madison Company, L.P.

Ninety-Five Madison Company, L.P.

917.270.6083 (c) | Msklar@ninetyfivemadison.com <<mailto:Msklar@ninetyfivemadison.com>>

P A little green reminder: Please consider the environment before printing this email

Exhibit
BX - 66

BR001226

ARIES CAPITAL CORP

425 W 23rd Street, Suite 1
New York, NY 10011
Tel: 212-956-3050

Mr. Woody Heller
Branton Realty

January 9, 2024

Subject: Acquisition of 95 Madison Avenue, New York, NY 10016

Dear Mr. Heller:

I am writing this Letter of Intent ("LOI") on behalf of Madison 95 Associates LLC (an SPE whose members include principals of CNY Group and Equity Partner (it being understood that the "Equity Partner" will be identified in a signed writing delivered to Seller within three (3) business days of the execution of this LOI) (the foregoing being collectively hereinafter referred to as the "Buyer") to express our interest in acquiring the 16-story building located at 95 Madison Avenue, New York, NY 10016, Block 858, Lot 58 (the "Property"). We believe this sale and acquisition aligns with our strategic goals and represents a significant opportunity for growth for both parties.

Terms of the proposed acquisition are as follows:

1. **Property Details:** The Buyer wishes to acquire the Property and the entire building located at the Property (the "Building" and together the Property and the Building thereon are hereinafter referred to as the "Premises").
2. **Consideration:** The Buyer agrees to purchase Premises for a total consideration of \$60,000,000.
3. **Delivery:** Ninety-Five Madison Company, L.P. (the "Seller"), shall deliver the Premises as follows:
 - (i) The Seller shall ensure the Premises is delivered fee simple to the Buyer.
 - (ii) The Seller will deliver the Premises and title free and clear of all liens and encumbrances, excluding any permitted exceptions as per an agreed upon Purchase and Sale Agreement.
 - (iii) It has been represented to the Buyer that there are several violations against the Premises, both physical and financial. The Seller has provided an updated violation report to show which violations are still in place. The Buyer shall accept title to the Premises subject to any and all violations issued against the Premises but Seller shall be responsible for the payment of liquidated fines and penalties levied against Seller in connection with violations issued against the Premises.
 - (iv) It has been represented to the Buyer that the following two office tenants remain on the 12th floor of the Building: (a) Tenant A whose lease expires end of year 2024 with a landlord termination option to terminate the lease in 120 days of due notice and the payment of \$5,000; and (b) Tenant B occupying 5,900 sf whose lease matures in 2030. The Buyer has offered to pay up to \$250,000 for Tenant B to vacate their 5,900 square foot space (the "Tenant B Space"). The Seller agrees that the \$250,000 can only be used for the buyout of Tenant B and for no other purpose or expense on Seller's part.
 - (v) In connection with Tenant B, Seller shall, in Seller's sole discretion, either (i) cause Tenant B to vacate the Tenant B Space as referenced in Section (iv) above pursuant to a letter agreement between Seller and Tenant B whereby Tenant B shall agree to vacate the Tenant B Space within six (6) months of Closing (the "Tenant B Vacate Agreement"); it being agreed to by the parties that a draft of the Tenant B Vacate Agreement shall be an exhibit to the Purchase and Sale Agreement; or (ii) enter into a signed agreement with Tenant B prior to the Closing (a copy of which signed writing must be delivered to Buyer prior to Closing) pursuant to which Tenant B agrees to be



BR001227

- relocated within the Building to a space of the Buyer's choice (i.e. commercial, ground floor retail or another unit) pursuant to the Tenant B Relocation Notice, as hereinafter defined (the "Tenant B Relocation Agreement"); it being agreed to by the parties that a draft of the Tenant B Relocation Agreement shall be an exhibit to the Purchase and Sale Agreement. If Seller elects to proceed pursuant to subsection (ii) above, then Seller shall send a notice to Tenant B by January 31, 2024 advising Tenant B that they are being relocated within six (6) months of the date of the Tenant B Relocation Notice (the "Tenant B Relocation Notice").
- a. In the event that Tenant B executes the Tenant B Vacate Agreement, then to the extent the Tenant B Vacate Agreement requires payment(s) to be made to Tenant B in consideration for its agreement to vacate the premises demised by its lease (the "Vacate Consideration"), then the Buyer shall be responsible for any and all Vacate Consideration due Tenant B up to the aggregate amount of \$250,000.00 (the "Vacate Consideration Limit"). In no event shall the Buyer's Vacate Consideration payment obligations exceed the Vacate Consideration Limit. If the Vacate Consideration does exceed the Vacate Consideration Limit, then at the Closing, Seller shall place into escrow the remainder of the Vacate Consideration above the Vacate Consideration Limit, which shall be paid to Buyer at Closing. For the avoidance of doubt and by way of example, if the Vacate Consideration due to Tenant B pursuant to the Tenant B Vacate Agreement is the aggregate amount of \$500,000.00, then Buyer shall be responsible for paying Tenant B \$250,000.00 and Seller shall place into escrow \$250,000.00. Notwithstanding anything to the contrary contained herein, if the parties proceed pursuant to this subsection a., then at Closing any and all obligations of Seller under the Tenant B Vacate Agreement shall be assigned by Seller to Buyer, and assumed by Buyer, and Seller shall have no further obligations or liabilities with respect to the Tenant B Vacate Agreement following Closing.
 - b. In the event that Tenant B agrees to the Tenant B Relocation Agreement, then Seller shall place into escrow the amount of \$4,640,200.00 [which will cover Buyer's costs of relocating Tenant B, providing temporary services and a tenant protection plan required by the Department of Buildings and a diminution of value based on lost rental of space occupied by Tenant B over approximately 6.5 years] (the "Seller Relocation Escrow"). The Seller Relocation Escrow shall be paid to Buyer at Closing or as otherwise provided for in the Purchase and Sale Agreement.
- (vi) The Seller will provide the Buyer with copies of all written material communications between the Seller and either Tenant A or Tenant B that relate to their buyout, relocation and/or termination of their respective leases. The Seller shall be responsible to evidence its election to terminate the lease with Tenant A in a timely fashion pursuant to the lease with Tenant A, and to deliver either the Tenant B Vacate Agreement, or the Tenant B Relocation Agreement, to Buyer (and applicable escrow to Stewart Title) at Closing. The termination of Tenant A's Lease and either (i) the fully executed Tenant B Vacate Agreement or (ii) the fully executed Tenant B Relocation Agreement, (and funding of the escrow) shall be a condition of Closing.
- (vii) The Seller has provided the GRS environmental report dated 10/12/22 in the Seller's data room which can be certified to the Buyer at a cost of approximately \$500 to be paid for at the Buyer's expense.
4. Due Diligence: During our diligence, currently underway, the Buyer will pay for various costs of the investigation of the Premises. The Seller will provide all information including but not limited to all tenant leases, all landmark documentation or any other city agency mandatory repairs (i.e. Local Law 11 & 10) that have been performed in conjunction with landmarks, any other mandated municipal requirements landmark or otherwise, any information and documentation on any violations, outstanding levies, real estate taxes, union agreements, labor agreements or any bankruptcy related documentation. During this period, the Seller shall provide the Buyer with access to all necessary documents, records, and information related to the Premises. We realize the majority of the information is contained in the Seller's data room to which Seller has already provided access; The Seller will provide any additional property information that they have, which is not contained in the Seller's data room upon reasonable request of the Buyer.
 5. Good Faith Negotiations. The parties will negotiate the final PSA targeted to be signed by January 19, 2024, which may be extended upon mutual written agreement of the Seller and the Buyer.

6. Exclusivity: During the period following the execution of this LOI until the earlier of: (i) the signing of the Purchase and Sale Agreement, (ii) January 19th, 2024, or (iii) sooner termination of this LOI by the Buyer at its sole discretion, whichever occurs earlier, the Seller shall not engage in any offers, negotiations, or discussions with any third party regarding the sale of the Premises. During the due diligence period the Buyer will pay for various costs of the investigation of the Premises. The Seller will provide all information including but not limited to all tenant leases, all landmark or any other city agency mandatory repairs (i.e. Local Law 11 & 10) that have been performed in conjunction with landmarks, any other mandated municipal requirements landmark or otherwise, any information and documentation on any violations, outstanding levies or real estate taxes, union agreements, labor agreements, or any bankruptcy related documentation.
7. Purchase and Sale Agreement: The Seller has provided a copy of the Purchase and Sale Agreement prepared by the Seller's counsel for review by the Buyer's counsel. The Buyer shall provide the Seller with its written mark up of the proposed Purchase and Sale Agreement.
8. Deposit: The Buyer agrees to a 10% deposit upon signing of a Purchase and Sale Agreement in the form of a Letter of Credit to be held in escrow by Stewart Title. Upon approval by the Bankruptcy Court of the executed Purchase and Sale Agreement between the Seller and the Buyer, the Letter of Credit will convert to a cash deposit. The Seller will confirm the Letter of Credit is acceptable to the bankruptcy court judge.
9. Closing: The closing of the purchase shall occur within 60 days, Time is of the Essence, from receiving Bankruptcy Court approval of the purchase. The closing shall be subject to the satisfaction of all necessary legal and regulatory requirements.
10. Confidentiality: Both parties agree to keep the terms and details of this LOI and the ensuing negotiations strictly confidential, except as required by law or with the prior written consent of the other party.
11. Brokers: It is understood that Branton Realty, Mr. Woody Heller, is the exclusive representative for the Seller of the Premises and Aries Capital Corp., Mr. Nicholas Barone is the exclusive representative for the Buyer of the Premises; both the Seller and the Buyer will be responsible for paying their respective brokers pursuant to the broker's respective agreement with the Buyer or Seller, as the case may be, and both brokers shall be entitled to a standard brokerage commission payable at Closing (pursuant to the terms of their respective agreement).

This LOI is non-binding except for the exclusivity and confidentiality provisions contained herein and is intended to outline the general terms and conditions of the proposed transaction. Except as noted, it is not a contract and does not create any legally binding obligations between the parties. Any final agreement shall be subject to the negotiation and execution of a mutually acceptable purchase and sale agreement.

We believe that this acquisition presents a unique opportunity for both parties, and we look forward to working closely with you to a successful sale and acquisition for both parties. Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for considering our proposal. We anticipate a positive response and the opportunity to proceed with the necessary negotiations.

Sincerely yours,

ARIES CAPITAL CORP

[signatures appear on following page]



BR001229

Accepted and Agreed to:

Accepted and Agreed to by Seller:

Ninety-Five Madison Company, L.P.

By: [Signature]
Name: Sharan Sklar

Title: Sole Member, Sharan Sklar Management LLC, A General Partner Ninety-Five Madison Company, L.P.

By: [Signature]
Name: Michael Sklar

Title: Sole member, Michael Sklar Management LLC, A general Partner Ninety Five Madison L.P.

Accepted and Agreed to by Buyer:

Madison 95 Associates LLC

By: _____
Name: _____
Title: _____

Accepted and Agreed to:

Accepted and Agreed to by Seller:


Ninety-Five Madison Company, L.P.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Accepted and Agreed to by Buyer:

Madison 95 Associates LLC

By: 
Name: Kenneth Colao
Title: MANAGER

②

BR001231

Account: 682437256-00001

Invoice: 4603681849

Billing period: Dec 14 - Jan 13, 2024

Talk activity (cont.)

Mike Sklar

917-270-6083

iPhone 8 Plus Sim Out

Date	Time	Number	Origination	Destination	Min.	Airtime Charges	LD/Other Charges	Total
Jan 7	3:35 PM	917-558-6347	New York, NY	Incoming, CL	2	--	--	--
Jan 7	7:19 PM	917-304-2886	New York, NY	New York, NY	22	--	--	--
Jan 8	9:09 AM	646-753-0632	Highmount, NY	Nwyrctzn01, NY	1	--	--	--
Jan 8	3:29 PM	212-979-6306	Highmount, NY	New York, NY	2	--	--	--
Jan 8	3:31 PM	212-979-6306	Highmount, NY	New York, NY	2	--	--	--
Jan 8	3:32 PM	212-979-6306	Highmount, NY	New York, NY	6	--	--	--
Jan 8	3:38 PM	917-664-1881	Highmount, NY	Nwyrctzn01, NY	1	--	--	--
Jan 8	3:40 PM	646-753-0632	Highmount, NY	Nwyrctzn01, NY	7	--	--	--
Jan 8	3:49 PM	646-753-0632	Highmount, NY	Incoming, CL	2	--	--	--
Jan 8	3:51 PM	917-499-5946	Highmount, NY	New York, NY	4	--	--	--
Jan 8	4:04 PM	646-753-0632	Highmount, NY	Nwyrctzn01, NY	1	--	--	--
Jan 8	7:42 PM	646-753-0632	New York, NY	Nwyrctzn01, NY	2	--	--	--
Jan 9	7:01 AM	212-979-6306	New York, NY	New York, NY	1	--	--	--
Jan 9	8:32 AM	917-664-1881	New York, NY	Nwyrctzn01, NY	1	--	--	--
Jan 9	9:30 AM	917-664-1881	New York, NY	Incoming, CL	3	--	--	--
Jan 9	9:36 AM	917-664-1881	New York, NY	Nwyrctzn01, NY	1	--	--	--
Jan 9	9:38 AM	917-664-1881	New York, NY	Incoming, CL	3	--	--	--
Jan 9	10:02 AM	646-753-0632	New York, NY	Incoming, CL	1	--	--	--
Jan 9	10:24 AM	212-979-6306	New York, NY	Incoming, CL	4	--	--	--
Jan 9	10:41 AM	646-753-0632	New York, NY	Incoming, CL	2	--	--	--
Jan 9	10:51 AM	646-753-0632	New York, NY	Nwyrctzn01, NY	1	--	--	--
Jan 9	10:59 AM	646-753-0632	New York, NY	Incoming, CL	3	--	--	--
Jan 9	11:30 AM	646-753-0632	New York, NY	Incoming, CL	2	--	--	--
Jan 9	1:31 PM	212-979-6306	New York, NY	Incoming, CL	1	--	--	--
Jan 9	2:17 PM	917-282-8726	New York, NY	New York, NY	7	--	--	--
Jan 9	2:24 PM	646-753-0632	New York, NY	Nwyrctzn01, NY	7	--	--	--
Jan 9	2:33 PM	646-753-0632	New York, NY	Incoming, CL	2	--	--	--
Jan 9	4:30 PM	212-551-1241	New York, NY	New York, NY	1	--	--	--
Jan 9	4:31 PM	212-551-1241	New York, NY	New York, NY	2	--	--	--
Jan 9	4:34 PM	212-878-9500	New York, NY	New York, NY	31	--	--	--
Jan 9	5:05 PM	212-878-9500	New York, NY	New York, NY	1	--	--	--
Jan 9	5:05 PM	212-878-9500	New York, NY	New York, NY	24	--	--	--
Jan 9	5:29 PM	212-979-6306	New York, NY	Incoming, CL	13	--	--	--
Jan 9	5:42 PM	212-979-6306	New York, NY	Incoming, CL	1	--	--	--
Jan 9	6:02 PM	917-664-1881	New York, NY	Nwyrctzn01, NY	9	--	--	--
Jan 9	6:57 PM	646-753-0632	New York, NY	Incoming, CL	4	--	--	--
Jan 9	8:03 PM	917-282-8726	New York, NY	Incoming, CL	14	--	--	--
Jan 9	8:22 PM	908-337-3469	New York, NY	Cranford, NJ	1	--	--	--
Jan 10	7:34 AM	646-753-0632	New York, NY	Incoming, CL	2	--	--	--
Jan 10	7:35 AM	646-753-0632	New York, NY	Incoming, CL	1	--	--	--
Jan 10	7:37 AM	646-753-0632	New York, NY	Incoming, CL	4	--	--	--
Jan 10	7:42 AM	646-753-0632	New York, NY	Nwyrctzn01, NY	1	--	--	--
Jan 10	7:53 AM	561-343-0583	New York, NY	Boca Raton, FL	2	--	--	--
Jan 10	8:00 AM	646-753-0632	New York, NY	Incoming, CL	1	--	--	--
Jan 10	8:27 AM	516-719-7837	New York, NY	Hicksville, NY	5	--	--	--

Exhibit
BX - 67

Verizon000038

Account: 789256707-00001

Invoice: 4602784742

Billing period: Dec 12 - Jan 11, 2024

Talk activity (cont.)

Emanuel Westfried
917-282-8726
IPHONE 12 PRO MAX

Date	Time	Number	Origination	Destination	Min.	Airtime Charges	LD/Other Charges	Total
Jan 9	2:17 PM	917-270-6083	Great Neck, NY	Incoming, CL	7	--	--	--
Jan 9	2:52 PM	917-682-0806	Great Neck, NY	New York, NY	9	--	--	--
Jan 9	3:01 PM	917-204-1431	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	3:02 PM	917-701-8704	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	3:03 PM	917-682-0806	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	3:10 PM	646-262-0968	Great Neck, NY	Nwyrctzn01, NY	9	--	--	--
Jan 9	3:18 PM	917-701-8704	Great Neck, NY	Incoming, CL	4	--	--	--
Jan 9	3:21 PM	917-682-0806	Great Neck, NY	New York, NY	2	--	--	--
Jan 9	3:33 PM	330-501-0379	Great Neck, NY	Youngstown, OH	1	--	--	--
Jan 9	3:36 PM	516-851-5553	Great Neck, NY	Nassauzn02, NY	17	--	--	--
Jan 9	3:53 PM	917-204-1431	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	3:56 PM	917-204-1431	Great Neck, NY	Incoming, CL	7	--	--	--
Jan 9	4:02 PM	917-204-9192	Great Neck, NY	New York, NY	8	--	--	--
Jan 9	4:06 PM	917-682-0806	Great Neck, NY	New York, NY	4	--	--	--
Jan 9	4:10 PM	917-204-9192	Great Neck, NY	Incoming, CL	5	--	--	--
Jan 9	4:15 PM	646-258-2196	Great Neck, NY	Nwyrctzn01, NY	1	--	--	--
Jan 9	4:15 PM	917-701-8704	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	4:17 PM	917-282-6270	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	4:17 PM	917-282-6270	Great Neck, NY	New York, NY	17	--	--	--
Jan 9	4:33 PM	917-362-5752	Great Neck, NY	Nwyrctzn01, NY	3	--	--	--
Jan 9	4:44 PM	917-362-5752	Great Neck, NY	Incoming, CL	4	--	--	--
Jan 9	4:48 PM	917-701-8704	Great Neck, NY	New York, NY	2	--	--	--
Jan 9	4:50 PM	646-258-2196	Great Neck, NY	Incoming, CL	3	--	--	--
Jan 9	4:53 PM	917-434-5545	Great Neck, NY	New York, NY	4	--	--	--
Jan 9	4:57 PM	347-672-2588	Great Neck, NY	New York, NY	8	--	--	--
Jan 9	5:06 PM	917-204-9192	Great Neck, NY	New York, NY	6	--	--	--
Jan 9	5:13 PM	917-653-9961	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	5:14 PM	917-514-7302	Great Neck, NY	New York, NY	1	--	--	--
Jan 9	5:18 PM	917-204-1431	Great Neck, NY	Incoming, CL	24	--	--	--
Jan 9	7:58 PM	412-999-5930	Great Neck, NY	Pittsburgh, PA	5	--	--	--
Jan 9	8:03 PM	917-270-6083	Great Neck, NY	New York, NY	14	--	--	--
Jan 9	8:19 PM	917-514-7302	Great Neck, NY	Incoming, CL	4	--	--	--
Jan 9	8:56 PM	516-851-5553	Great Neck, NY	Nassauzn02, NY	46	--	--	--
Jan 9	9:49 PM	516-851-5553	Great Neck, NY	Incoming, CL	2	--	--	--
Jan 10	8:23 AM	917-682-0806	Great Neck, NY	Incoming, CL	1	--	--	--
Jan 10	8:28 AM	917-682-0806	Great Neck, NY	New York, NY	1	--	--	--
Jan 10	9:07 AM	516-633-0152	Great Neck, NY	Incoming, CL	4	--	--	--
Jan 10	9:24 AM	516-840-9210	Great Neck, NY	Syosset, NY	4	--	--	--
Jan 10	9:27 AM	412-999-5930	Great Neck, NY	Pittsburgh, PA	1	--	--	--
Jan 10	9:27 AM	917-682-0806	Great Neck, NY	New York, NY	2	--	--	--
Jan 10	9:28 AM	412-999-5930	Great Neck, NY	Incoming, CL	5	--	--	--
Jan 10	10:11 AM	646-262-0968	New York, NY	Nwyrctzn01, NY	1	--	--	--
Jan 10	11:18 AM	917-514-7302	New York, NY	New York, NY	7	--	--	--
Jan 10	11:25 AM	347-607-7980	New York, NY	New York, NY	4	--	--	--
Jan 10	11:31 AM	917-972-4314	New York, NY	Incoming, CL	1	--	--	--

Exhibit
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Verizon000175

Account: 789256707-00001

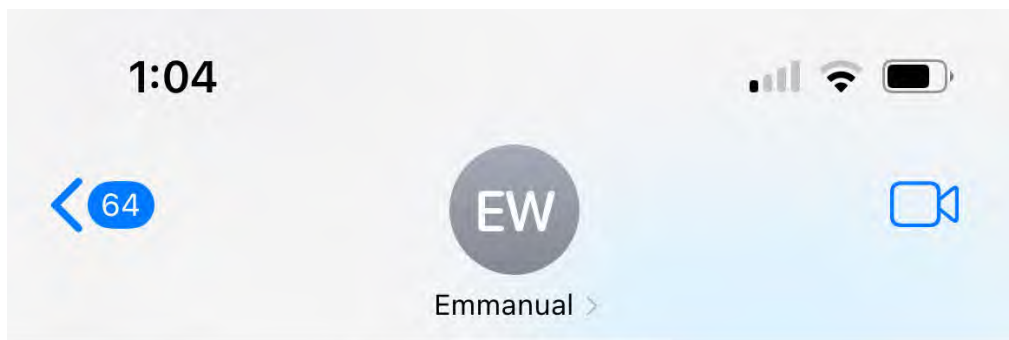
Invoice: 4602784742

Billing period: Dec 12 - Jan 11, 2024

Talk activity (cont.)

Emanuel Westfried
917-282-8726
IPHONE 12 PRO MAX

Date	Time	Number	Origination	Destination	Min.	Airtime Charges	LD/Other Charges	Total
Jan 10	11:32 AM	516-840-4316	New York, NY	Syosset, NY	2	--	--	--
Jan 10	11:40 AM	917-514-7302	New York, NY	Incoming, CL	3	--	--	--
Jan 10	11:46 AM	732-979-8897	New York, NY	Incoming, CL	3	--	--	--
Jan 10	11:49 AM	516-840-9210	New York, NY	Incoming, CL	1	--	--	--
Jan 10	11:52 AM	516-840-9210	New York, NY	Syosset, NY	1	--	--	--
Jan 10	11:52 AM	516-840-9210	New York, NY	Syosset, NY	7	--	--	--
Jan 10	11:59 AM	516-840-9210	New York, NY	Syosset, NY	1	--	--	--
Jan 10	12:04 PM	917-972-4314	New York, NY	Queens, NY	3	--	--	--
Jan 10	12:09 PM	917-579-7386	New York, NY	Queens, NY	1	--	--	--
Jan 10	12:10 PM	917-653-9961	New York, NY	New York, NY	1	--	--	--
Jan 10	12:12 PM	425-941-0248	New York, NY	Incoming, CL	5	--	--	--
Jan 10	12:31 PM	917-682-7913	New York, NY	New York, NY	2	--	--	--
Jan 10	12:50 PM	917-405-4536	New York, NY	New York, NY	2	--	--	--
Jan 10	12:52 PM	917-270-3896	New York, NY	Incoming, CL	1	--	--	--
Jan 10	12:55 PM	781-492-4382	New York, NY	Dedham, MA	4	--	--	--
Jan 10	1:28 PM	917-821-4330	New York, NY	Incoming, CL	8	--	--	--
Jan 10	1:37 PM	917-204-1431	New York, NY	New York, NY	1	--	--	--
Jan 10	1:38 PM	917-270-6083	New York, NY	New York, NY	1	--	--	--
Jan 10	1:41 PM	917-682-0806	New York, NY	New York, NY	2	--	--	--
Jan 10	1:46 PM	330-501-0379	New York, NY	Youngstown, OH	4	--	--	--
Jan 10	2:54 PM	347-236-8144	New York, NY	Nwyrctzn07, NY	9	--	--	--
Jan 10	3:57 PM	917-903-9017	New York, NY	New York, NY	1	--	--	--
Jan 10	3:58 PM	917-648-4345	New York, NY	Brooklyn, NY	4	--	--	--
Jan 10	4:02 PM	646-423-8764	New York, NY	VM Deposit, CL	1	--	--	--
Jan 10	4:02 PM	646-262-0968	New York, NY	Nwyrctzn01, NY	6	--	--	--
Jan 10	4:05 PM	917-538-5538	New York, NY	Incoming, CL	3	--	--	--
Jan 10	4:25 PM	914-450-1974	New York, NY	Wschstzn06, NY	2	--	--	--
Jan 10	5:08 PM	646-262-0968	New York, NY	Nwyrctzn01, NY	1	--	--	--
Jan 10	5:10 PM	646-423-8764	New York, NY	New York, NY	1	--	--	--
Jan 10	5:12 PM	917-362-5752	New York, NY	Incoming, CL	6	--	--	--
Jan 10	5:18 PM	516-851-5553	New York, NY	Nassauzn02, NY	1	--	--	--
Jan 10	5:29 PM	516-840-4316	New York, NY	Syosset, NY	2	--	--	--
Jan 10	5:30 PM	917-434-5545	New York, NY	New York, NY	1	--	--	--
Jan 10	5:37 PM	516-851-5553	New York, NY	Incoming, CL	6	--	--	--
Jan 10	5:41 PM	917-514-7302	New York, NY	Incoming, CL	2	--	--	--
Jan 10	7:16 PM	917-682-7913	New York, NY	New York, NY	6	--	--	--
Jan 10	7:22 PM	516-851-5553	New York, NY	Nassauzn02, NY	1	--	--	--
Jan 10	7:24 PM	917-682-0806	New York, NY	New York, NY	3	--	--	--
Jan 10	7:26 PM	412-999-5930	New York, NY	Pittsburgh, PA	2	--	--	--
Jan 10	7:28 PM	917-514-7302	New York, NY	New York, NY	5	--	--	--
Jan 10	7:36 PM	646-262-0968	New York, NY	Nwyrctzn01, NY	3	--	--	--
Jan 10	7:59 PM	917-825-1522	New York, NY	New York, NY	1	--	--	--
Jan 10	8:05 PM	917-204-1431	New York, NY	New York, NY	1	--	--	--
Jan 10	8:36 PM	917-204-1431	New York, NY	Incoming, CL	4	--	--	--
Jan 10	9:00 PM	917-825-1522	New York, NY	Incoming, CL	2	--	--	--



Mon, Jan 8 at 2:36 PM

Michael Skylar

SKLAR

Mon, Jan 8 at 3:57 PM

Please send me a copy of your resume with the LOI for Madison Avenue when you sent it.

Tue, Jan 9 at 7:58 PM

Madison Ave owner has an offer for above 60 5 percent dep and close in 60 days without dd. He told Emanuel he would just sent out contract for his deal. And if in two weeks that didn't happen. Then he will come back to us.

Do you think if we offer 60 mm no DD, we can also get the contract ? Whoever sign faster can get the contract isn't that better for the owner ?

**Exhibit
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